

FOST/FOSL OVERVIEW

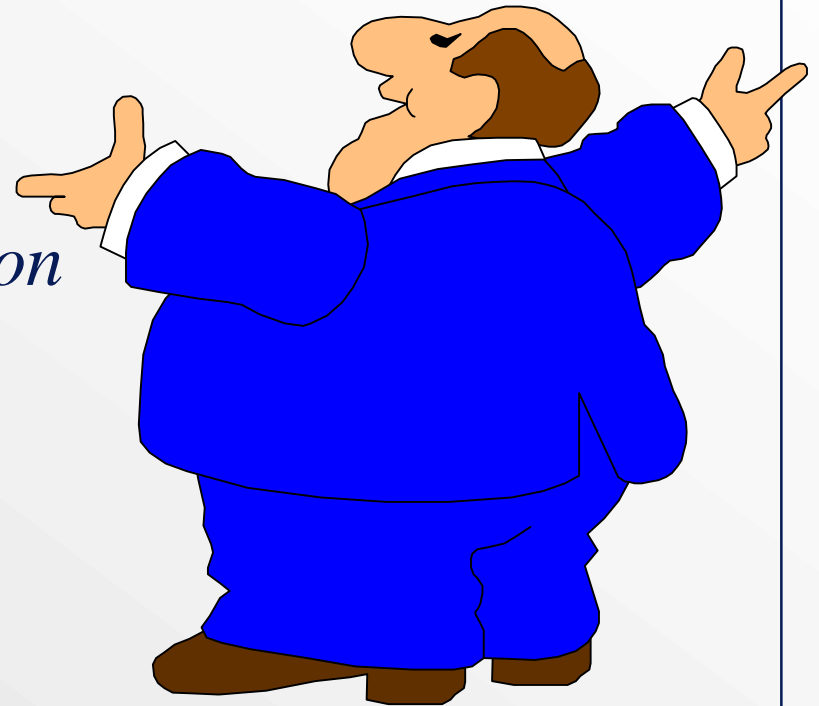
“A FACILITATED DISCUSSION”

Robin Mills: US Army BCT WORKSHOP



AGENDA

- *Purpose*
- *Process*
- *Possible Discussion Topics*



DEFINITION & PURPOSE

of a FOST OR FOSL

- A DOD document that presents the environmental condition of property and associated land/use restrictions, covenants, and warranties required by law, regulation, or guidance to ensure public, regulators, and DOD that the property is suitable to lease or transfer.
- The FOST or FOSL is then used by real estate community to put stated restrictions, notices, covenants and access clauses into deed, lease, contract, or MOA/MOU.

PROCESS

FOST

- Property Interest
- Analysis of Int. Use
- Publish Intent
- Prepare Draft
- 30-Day Review
- Resolve Comments
- Approve
- Not. of Approval
- FOST to Real Estate

FOSL

- Property Interest
- Analysis of Int. Use
- Notify Reg. of Intent
- Prepare Draft
- Reg. Review
- Resolve Comments
- Approve
- Notify. of Approval
- 120(h)5 Notification
- FOSL to Real Estate

DISCUSSION TOPICS

- Problems at Your Installations?
- Any Process Improvements?
- Institutional Controls-Adequate Disclosure/Documentation?
- FOST/FOSL vs. Deed/MOA Language
- Examples of What is Working

TABLE 4

	Total Installation Acres	Acres Transferred out of DoD	FY97 Category 1 – 4	CERFA Proposed	CERFA Concurred	% CERFA Concurred	Total FOST Acres Completed
ARMY	1,160,567	194,673	152,549	163,246	34,871	21.36%	25,208
Round I (9 installations)	94,976	87,975	85,308	73,672	1,110	1.51%	10,002
Round II (5 installations)	40,612	34,346	18,774	28,463	15,002	52.71%	14,957
Round III (2 installations)	25,433	2,650	935	1,168	1,168	100%	41
Round IV (20 installations)	999,546	69,702	47,532	59,943	17,591	29.35%	208
NAVY	183,287	162,571	141,355	86,830	24,105	27.76%	5,782
Round I (3 installations)	19,534	19,534	19,526	0	0	-	25
Round II (9 installations)	14,363	13,930	10,368	173	173	100%	2,718
Round III * (19 installations)	64,988	46,106	32,966	23,601	22,110	93.68%	2,972
Round IV (10 installations)	84,402	83,001	78,495	63,056	1,822	2.89%	67
AIR FORCE	89,580	78,699	57,978	38,374.7	22,225.4	57.92%	12,415.3
Round I (5 installations)	19,489	19,212	14,971	6,892	4,606	66.83%	3,892
Round II (10 installations)	35,593	33,337	24,752	15,223.3	11,897.9	78.16%	7,607.6
Round III ** (5 installations)	18,217	15,063	10,988	8,643	3,975	45.99%	503
Round IV (5 installations)	16,281	11,087	7,267	7,616.4	1,746.5	22.93%	412.7
DLA	2,019	1,975	1,301	518.5	467.3	90.13%	75.2
Round I (0 installations)	-	-	-	-	-	-	-
Round II (0 installations)	-	-	-	-	-	-	-
Round III (2 installations)	248	248	154	71	20	28.17%	75.2
Round IV (2 installations)	1,771	1,727	1,147	447.5	447.3	99.96%	-

* Cecil Field NAS had 16,112 acres concurred and 0 acres proposed; for this analysis, 16,112 were assumed to be proposed as well.

** Gentile AFS included in DLA analysis

TABLE 4

SERVICE TOTALS	1,435,435	437,918	353,183	288,969.2	81,668.7	31.54%	43,480.5
Round I (20 installations)	133,999	126,721	119,805	80,564	5,716	7.09%	13,919
Round II (25 installations)	90,568	81,613	53,894	43,859.3	27,072.9	61.73%	25,282.6
Round III (29 installations)	108,886	64,067	45,043	33,483	27,273	81.45%	3,591.2
Round IV (51 installations)	1,102,000	165,517	134,441	131,062.9	21,606.8	16.49%	687.7

EXCEPTIONS: installations not included in analysis due to insufficient installations

Army – Round I: Pueblo, Umatilla, and Alabama AAP

Army – Round III: Ft. Monmouth

Army – Round IV: Fast-track only

Navy – no exceptions

Air Force – Round II: Carswell AFB

Air Force – Round IV: McClelland and Roslyn

TABLE 5

	FOSTs Completed	FOST Acres Completed	FOSLs Completed	FOSL Acres Completed	FOSTs Anticipated	FOST Acres Anticipated	FOSLs Anticipated	FOSL Acres Anticipated
ARMY	74	25,208	50	8,682	53	7,432	20	9,940
Round I (12 installations)	10 (4 @JPG)	10,002 (8,100 @ Ft. Meade)	9	4,579 (3,400 @ JPG)	5	507 (366 @ Ft. Meade, 100 @ Ft. Sheridan)	4 (2 each @ Pueblo and Ft. Meade)	8,286 (8,000 @ Pueblo)
Round II (5 installations)	61 (33 @ Ft. Ord, 20 @ Ft. Devens)	14,957 (10,194 @ Ft. Ord)	16 (6 each @ Sacramento and Ft. Ord)	2,253 (1,733 @ Benjamin Harrison)	27 (19 @ Ft. Ord)	2,245 (1,955 @ Ft. Ord)	1 (@ Ft. Ord)	300
Round III (3 installations)	1 (@ Tooele)	41	14 (11 @ Tooele)	1700 (@ Tooele) *	3	2,360 (1,659 @ Tooele)	0	0
Round IV (33 installations)	2 (1 each @ Sierra and Savannah)	208	11 (5 @ Fitzsimmons)	150 (77 @ Ft. Totten, 40 @ Fitzsimmons)	18 (4 @ Sierra)	2,320 (700 @ Seneca, 673 @ Sierra)	15 (4 @ Fitzsimmons)	1,354 (640 @ Seneca, 621 @ Ft. Richie)
NAVY	41	5,782	1,004	13,041	99	106,642	37	2,213
Round I (3 installations)	2	25 (20 @ Salton)	1 (all @ Brooklyn)	6 (all @ Brooklyn)	3	19,508 (19,430 @ Salton)	0	0
Round II (9 installations)	14 (6 @ Tustin)	2,718 (1,801 @ Chase)	30 (12 @ Hunters Pt.)	4,573 (3,425 @ Chase)	9 (3 @ Warminster)	3,438 (2,425 @ Chase)	8 (5 @ Tustin)	25 (15 @ Tustin)
Round III (19 installations)	22 (9 @ Orlando)	2,972 (1,535 @ Midway)	962 (708 @ Charleston, 208 @ Alameda)	7,471 (2,634 @ Alameda)	81 (50 @ Chase)	7,120 (1,500 @ Memphis)	21 (10 @ Cecil Field)	2,029 (1,283 @ Mare Island)
Round IV (10 installations)	3	67 (65 @ Long Beach)	11 (6 @ Oakland)	991 (527 @ Oakland)	6 (4 @ So. Weymouth)	76,576 (75,785 @ Adak)	8 (5 @ Pt. Molate)	159 (140 @ Oakland)
AIR FORCE	116	12,415.3	307	45,621	142	22,766.7	97	10,872.7
Round I (5 installations)	53 (21 @ Norton, 19 @ Chanute)	3,892 (2,016 @ Norton)	37 (11 @ George, 10 @ Mather)	14,203 (5,286 @ Mather)	29 (8 @ Norton)	5,799 (3,667 @ George)	5 (4 @ Mather)	478 (320 @ Mather)
Round II (11 installations)	45 (12 @ Williams, 10 @ Myrtle)	7,607.6 (3,553.63 @ Williams)	127 (31 @ Wurtsmith) †	21,710 (4,000 @ Loring)	51 (15 @ Grissom)	12,454.1 (4,323 @ Loring)	13 (7 @ Carswell)	683.1 (473 @ Carswell)
Round III (5 installations) **	10 (5 @ Homestead)	503 (340 @ Homestead)	91 (55 @ Sawyer, 25 @ Plattsburgh)	5,231 (1,899 @ Homestead)	11 (6 @ Sawyer)	734 (650 @ Sawyer)	45 (24 @ Sawyer)	4,533 (2,819 @ Plattsburgh)
Round IV (7 installations)	8 (4 each @ Lowry and Bergstrom)	412.7 (238 @ Lowry)	52 (30 @ Griffiss)	4,477 (3,216 @ Bergstrom) ‡	51 (38 @ Bergstrom)	3,779.6 (3,041.2 @ Bergstrom)	34 (12 @ Reese, 10 @ Kelly)	5,178.6 (2,856 @ McClelland)

TABLE 5

DLA	1	75.2	6	1286.7	5	1123.3	2	400
Round I (0 installations)	-	-	-	-	-	-	-	-
Round II (0 installations)	-	-	-	-	-	-	-	-
Round III (2 installations)	1 (@ Gentile)	75.2	4 (3 @ Gentile)	166.1	4	49.3	-	-
Round IV (2 installations)	-	-	2	1,120.6 (1,074 @ Ogden)	1 (@ Ogden)	1,074	2 (@ Memphis)	400

SERVICE TOTALS	232	43,480.5	1,367	68,630.7	299	137,964	156	23,425.7
Round I (20 installations)	65	13,919	47	18,788	37	25,814	9	8,764
Round II (25 installations)	120	25,282.6	173	28,536	87	18,137.1	22	1008.1
Round III (29 installations)	34	3,591.2	1,071	14,568.1	99	10,263.3	66	6562
Round IV (52 installations)	13	687.7	76	6,738.6	76	83,749.6	59	7091.6

* 3 FOSL were listed as completed at Vint Hill Farms, but no acres were associated with these leases.

⌘ 19 FOSLs were counted for Castle AFB, 8 long-term and 11 interim.

** Data for Gentile AFS was included as DLA data

‡ Bergstrom AFB listed "2228/330" for cumulative FOSL acres, these numbers were totaled to 3,216.

FOST AND FOSLS COMPLETED

COMPLETED TO DATE		PROJECTED IN 98	
FOST DOCUMENTS	FOST ACRES	FOST DOCUMENTS	FOST ACRES
232	43,480	299	137,964
FOSL DOCUMENTS	FOSL ACRES	FOSL DOCUMENTS	FOSL ACRES
1,367	68,630	156	23,425